

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

ANNUAL REPORT

1963

29



OKLAHOMA CITY URBAN RENEWAL AUTHORITY
303 KERR-McGEE BUILDING • OKLAHOMA CITY, OKLA. • PHONE CE 2-0546

JAMES T. YEILDING
Executive Director

GRANVILLE TOMERLIN
CHAIRMAN
F. D. MOON
VICE-CHAIRMAN
C. KENNETH WOODARD
SECRETARY
REUBEN G. MARTIN
JOE C. SCOTT

July 31, 1963

JUL 30 4 41 PM 1963
CITY OF
OKLAHOMA CITY, OKLA.
OFFICE OF
CITY CLERK

FILED

Honorable Mayor and Members of City Council
City Hall
Oklahoma City, Oklahoma

Gentlemen:

It is a pleasure for the Oklahoma City Urban Renewal Authority to present to you the annual report of its activities for the fiscal year 1963.

This is the second annual report of the Authority since its organization in November, 1961. The following pages are a summary of our accomplishments and a few brief recommendations for the next fiscal year. We are herein endeavoring to provide you and members of City Council an understanding of our activities and of our problems and responsibilities.

We would also like you to know that we are encouraged that the program of Urban Renewal is much needed and can provide the procedure and funds to be of tremendous benefit to the citizens of Oklahoma City.

During the past year, particularly the last five months, planning of our first Urban Renewal Area has made rapid progress. We have started to develop a technically qualified staff. Speed is our prime objective and yet we have developed an ever-increasing quality of public information and education about the program.

Some of our tools need sharpening and some new tools may have to be added. We will bring this to your attention from time to time.

The cooperation received from your office, that of the City Manager, other City departments, many very helpful civic-minded organizations, and the citizens of Oklahoma City is gratefully acknowledged.

Respectfully submitted,

Granville C. Tomerlin
Granville C. Tomerlin
Chairman

GCT: jj

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

BOARD OF COMMISSIONERS

GRANVILLE C. TOMERLIN
Chairman

F. D. MOON
Vice Chairman

C. KENNETH WOODARD
Secretary

JOE C. SCOTT

REUBEN G. MARTIN

James T. Yeilding
Executive Director

THE SECOND ANNUAL REPORT
OF THE
OKLAHOMA CITY URBAN RENEWAL AUTHORITY
FOR THE PRECEDING FISCAL YEAR
ENDING JUNE 30, 1963

Under provision of Title 11 O.S.A., Section 1609(f), known as the Urban Redevelopment Law of the State of Oklahoma, the same being Section 9(f) on page 65 of the Laws of 1959, the Urban Renewal Authority of the City of Oklahoma City herein submits the following report of its activities from July 1, 1962, through the fiscal year ending June 30, 1963.

Since its creation on November 2, 1961, the Urban Renewal Authority has operated as a public, non-profit, tax-exempt agency, under the state Urban Redevelopment Law and in accordance with federal regulations. The Urban Renewal Authority was established as a public body corporate by the City of Oklahoma City, to eliminate and prevent the development or spread of urban blight, and to clear, redevelop, rehabilitate or conserve areas designated by the City as in need of urban renewal.

The Urban Renewal Authority has welcomed the challenge to work within the guiding principles of private enterprise and community initiative, viewing itself as in a unique position to bring the positive powers of government to bear upon social and economic problems of the local community, and in so doing to open new opportunities for the private citizen and businessman alike.

Summary of the Second Annual Report

The period covered by this report, the fiscal year 1963, can be roughly divided into two parts. The activities of the Oklahoma City Urban Renewal Authority from July 1, 1962 until January 1, 1963 consisted mainly of discussions with the City Planning Commission and federal government about possible urban renewal sites in Oklahoma City. During this period of preliminary planning, the City Council authorized the Authority's initial application to the Housing and Home Finance Agency for planning on the University Medical Center Urban Renewal Program, which application was completed and submitted on February 1, 1963.

After January 1, 1963, the Authority got down to the business of employing a professional staff to administer urban renewal work in Oklahoma City. After initial interviews in January, the Authority appointed an Executive Director on February 18, 1963: the present report, therefore, is largely a report of progress since the beginning of the calendar year 1963, in which the preponderance of activity has taken place.

The administrative organization of the Oklahoma City Urban Renewal Authority consists of:

- a. a five-man Board of Commissioners, appointed by the Mayor with the approval of City Council.
- b. an Executive Director, appointed and employed by the Commissioners.
- c. the Executive Director's technical staff.

The office of the Authority is located at 303 Kerr-McGee Building in downtown Oklahoma City.

The Authority has met regularly during the past year, usually once a week, and transactions of these meetings have been recorded in Minutes and official Resolutions.

The planning of the first Urban Renewal Area has been launched by contracting professional consultants, whose contract terms are included in this report. A time schedule and brief description of planning requirements is presented, indicating the extent of progress made on the initial urban renewal work in the Medical Center Area.

Public reaction to urban renewal in both the Medical Center Area and the City at large has been friendly, with considerable interest shown in the work of the Authority. We are proposing to expand further our public information program, by which the people of Oklahoma City will be kept well-informed on urban renewal activities. The Authority also stresses strong participation of citizens in urban renewal areas, and other appropriate advisory committees will be established to this end.

A list of Bills introduced in the State Legislature affecting urban renewal has been recorded and discussed in this report. The Authority believes that the present State Urban Redevelopment Law is excellent, and we are watchful on any proposed modifications.

The work of the urban renewal program in Oklahoma City has been covered by local newspapers, radio, and television. As our program

I. Administrative Organization

Commissioners and Executive Director.

The Oklahoma City Urban Renewal Authority is governed by a five-man commission, with members appointed by the Mayor with approval of the City Council for terms of three (3) years. The Mayor also designates the Chairman and Vice Chairman of the Authority, while the Secretary is elected by and from the members of the commission. Officers and Members of the commission who have served during the calendar year ending July 31, 1963, with dates of expiration of term, are as follows:

| | Term Expires | Record of Attendance at 18 Meetings during the Fiscal Year. |
|--------------------------|---------------|---|
| Granville C. Tomerlin | | |
| Chairman | July 31, 1963 | 17 |
| Commissioner-at-large | July 31, 1964 | |
| F. D. Moon | | |
| Vice Chairman | July 31, 1963 | 15 |
| Commissioner, Ward Two | July 31, 1965 | |
| C. Kenneth Woodard | | |
| Secretary | July 31, 1964 | 17 |
| Commissioner, Ward One | July 31, 1964 | |
| Joe C. Scott | | |
| Commissioner, Ward Three | July 31, 1963 | 14 |
| Reuben G. Martin | | |
| Commissioner, Ward Four | July 31, 1963 | 17 |

The Commissioners of the Urban Renewal Authority establish official policy and account for all expenditures. The Urban Renewal Program is

administered by an Executive Director. On February 18, 1963, the Urban Renewal Authority appointed Mr. James T. Yeilding, formerly Commissioner of Urban Renewal for 10 years in Cleveland, to the position of Executive Director of the Oklahoma City Urban Renewal Authority. Mr. Yeilding's salary was donated by the Urban Action Foundation of Oklahoma City until federal funds were advanced to the Authority on May 16, 1963, at which time the Executive Director was officially employed. The office of the Authority is located at 303 Kerr-McGee Building, comprising three rooms. Members of the technical staff of the Authority are named below:

URBAN RENEWAL AUTHORITY

STAFF

James T. Yeilding
Executive Director

Eliot H. Stanley
Research Assistant

Mrs. Helen Moore
Secretary

Miss Janice Jarnigan
Clerical Assistant

Field Representatives

Edward E. Campbell
Kenneth L. Thompson
Daisy H. Server

Dorothy Mae King
Etta Perkins
Anne M. Larason

Keating Hagmann

Resolutions.

The business of the Urban Renewal Authority has been conducted during the preceding fiscal year in special meetings called regularly on Monday afternoons at the Office of Joe C. Scott in the Bankers Service Life Building, unless otherwise specifically changed. Thirty-seven (37) Resolutions were passed by the Authority in the fiscal year for 1963, all of which are listed below to provide an index of the transactions of the Authority:

| Resolution Number | Title or Subject |
|-------------------|--|
| 1-62 | Advising the Mayor and City Council of the need for a Minimum Housing Code and enforcement of such. |
| 2-62 | Advising the Mayor and City Council of the need for immediate action on formulating a master plan for Oklahoma City. |
| 3-63 | O.C.U.R.A. funds to be placed in Fidelity National Bank and Trust Company |
| 4-63 | Obtaining a commercial surety bond of \$5,000 for the Secretary of the Authority |
| 5-63 | Authorizing filing of Survey and Planning Application for Medical Center Urban Renewal Area Program. |
| 6-63 | Designating Monnet, Hayes, Bullis, Grubb & Thompson as Attorneys for the Authority. |
| 7-63 | Annulling Resolution 5-63 in order to correct boundaries |
| 8-63 | Authorizing filing of Survey and Planning Application for Medical Center Urban Renewal Program. |
| 9-63 | Establishing Administrative Procedure |
| 10-63 | Requiring all check-signing officials of the Authority to be bonded |

11-63 Modifying Resolution 8-63 in order to correct amount of planning funds needed

12-63 Appointing James T. Yeilding Executive Director without compensation (January 30, 1963) to serve until funds became available (May 16, 1963)

13-63 Directing the Secretary to mail Minutes to all members of the Authority and to Mr. Russell Thompson, Legal Counsel

13A-63 Directing the office secretary to mail both preliminary and final copies of the Minutes to all Members and Mr. Thompson

14-63 Approving Claims

15-63 Establishing Administrative Procedures

16-63 Approving Carter & Burgess as consulting firm

17-63 Approving Claims

18-63 Placing Employees of the Authority under O.A.S.I.

19-63 Approving Claims

20-63 Amending By-Laws with regard to the Secretary's duties

21-63 Designating check-signers and counter check-signers

22-63 Approving Claims

23-63 Approving Claims

24-63 Approving Claims

25-63 Confirming Morton Hoffman as Marketability Consultant

26-63 Approving Claims

27-63 Approving Claims

- 28-63 Approving and providing for the Execution of a proposed Contract for planning advance for Surveys and Plans for Urban Renewal Project under Title I of the Housing Act of 1949 as amended, numbered Contract Okla R - 20 by and between the Oklahoma City Urban Renewal Authority and the United States of America
- 29-63 Approving Claims
- 30-63 Appointing Citizens Advisory Committee
- 31-63 Approving Contract for Legal Services under Project Okla R - 20
- 32-63 Approving Contract for Accounting Services under Project Okla R - 20
- 33-63 Approving Employment of Executive Director
- 34-63 Approving Claims
- 35-63 Approving Wages for Additional Employees
- 36-63 Authorizing Rental of Smith-Corona Electrostat Copy Machine, Model 33
- 37-63 Authorizing Travel Expense for Employment Interview with J. F. Wingert
- 38-63 Authorizing three Commissioners' and Executive Director's trip to NAHRO Conference in San Antonio

Consultants.

Another essential element in administrative operation has been the retention of consultants by contract. For the University Medical Center Urban Renewal Program alone, there are at present five primary consultants under contract, including legal and accounting services.

General terms of the standing contracts are outlined below:

| Contractor | Date of Formal Execution | Scheduled Completion | Amount |
|--|--------------------------|--|-------------|
| Carter & Burgess, Fort Worth, Engineers and Planners | July 1, 1963 | January 1, 1964 | \$59,250.00 |
| Morton Hoffman Co., Baltimore, Land Utilization and Marketability Studies, and Reuse Appraisal | July 1, 1963 | August 9, 1963 | \$20,000.00 |
| Community Council, Oklahoma City, Relocation Report | July 26, 1963 | October 24, 1963 | \$10,900.00 |
| Monnet, Hayes, Bullis, Grubb & Thompson, Oklahoma City, Legal Counsel | June 7, 1963 | June 16, 1964 (Upon Completion of Okla R-20 Planning) | \$2,800.00 |
| Frank L. Shank, C.P.A., Oklahoma City, Accounting Services | June 5, 1963 | August 31, 1963 | \$150.00 |

It should be noted that all of these contracts cover only the period of planning for Contract Okla R - 20, the University Medical Center Urban Renewal Program.

II. The University Medical Center Urban Renewal Program

The Selection of the Area.

The designation of the Medical Center Area as the initial urban renewal site was the result of the combined desire of the Medical Center to expand and improve its neighborhood and the fact that this district is blighted and was so certified by the City Council on November 6, 1962. In short, the Urban Renewal Authority found in the Medical Center Area several factors which called for immediate improvements and made them possible. Urban Renewal, it should be remembered, is more than just the clearance of blighted and slum neighborhoods; it is a one-two punch of clearance and rehabilitation, of treatment and redevelopment. The University Medical Center Program embodied both the need for action upon dilapidation and serious deterioration and the promise that positive improvement would ensue.

Present Conditions.

At present, the University Medical Center Area, a tract of roughly 35 square blocks lying between N. E. 13th Street and N. E. 4th Street, bounded on the east by Stonewall Avenue and on the west by Durland, is inhabited by nearly 2,500 families. Of these, slightly over one-third could be described as destitute-incomes too small to maintain adequate housing, too small to move to better structures. Relocation studies are now nearly complete and indicate that 228 families in this urban renewal area have monthly incomes of less than \$200. This means that, by generally accepted estimates, these 228 families must find rental housing for less

than \$50 a month, for families which in some cases number 10 to 15 children. There is a high degree of chronic welfare dependency in this area, as well as abnormally high rates of infectious disease. Syphilis and tuberculosis rates per thousand individuals in the urban renewal area now exceed the City's rate by as much as five times. Statistics could be enumerated to show the high cost of such a blighted district to the City and County in terms of health and crime expense, and the cost in human terms is higher still.

Let us look for a moment at a few other characteristics of this urban renewal area as it stands at present. Of 1,122 structures in the area, 24 meet the minimum standards established by the Authority; 122 need light rehabilitation, 497 must have heavy rehabilitation, and 479 are to be acquired and removed to make way for redevelopment of the land.

The total tax return on all parcels in the University Medical Center Urban Renewal Area is presently approximately \$75,000. After urban renewal treatment, it is estimated that this tax return will increase by about 200%, bringing the City an additional \$150,000 over the present figure. This is only part of the picture; crowded school grounds will be enlarged; retail shopping will be centralized and enlarged to provide a much more convenient, and efficient shopping district.

Treatment.

Proposed treatment will emphasize the rehabilitation of every salvable

structure. The setting of standards for this phase has been accomplished and is one of the key steps in the planning process. West of the Medical Center 300 high-rise apartment units will be built for medical personnel; Moon Junior High and Woodson Elementary will receive much-needed playground space; six acres will be devoted to local retail shopping in an expanded shopping district on 8th Street. A total of two acres has been set aside for new institutional sites, including churches. Of course, we are still in the planning stage for the Medical Center Urban Renewal Program, and much of the proposed treatment remains subject to modification as we near the scheduled completion date for planning-- November 1, 1963.

Progress.

The Progress Chart which accompanies this section shows where we stand on the various aspects of planning for this program. Base maps and photographs of all properties have been made, study appraisals have been started, and ownership data has been fully collected. Land utilization and marketability studies are well underway, and relocation survey teams have completed family interviews in the area.

Oklahoma City stands to profit significantly from whatever improvements it makes to schools, streets, and utilities in the area, as all count toward our one-third share of the cost of urban renewal. It is proposed to include the right-of-way of the new Capitol Expressway as part of the Urban Renewal Area. This would charge the Authority

with the responsibility to acquire and clear that right-of-way, through which process the City may save over 50% of the total cost.

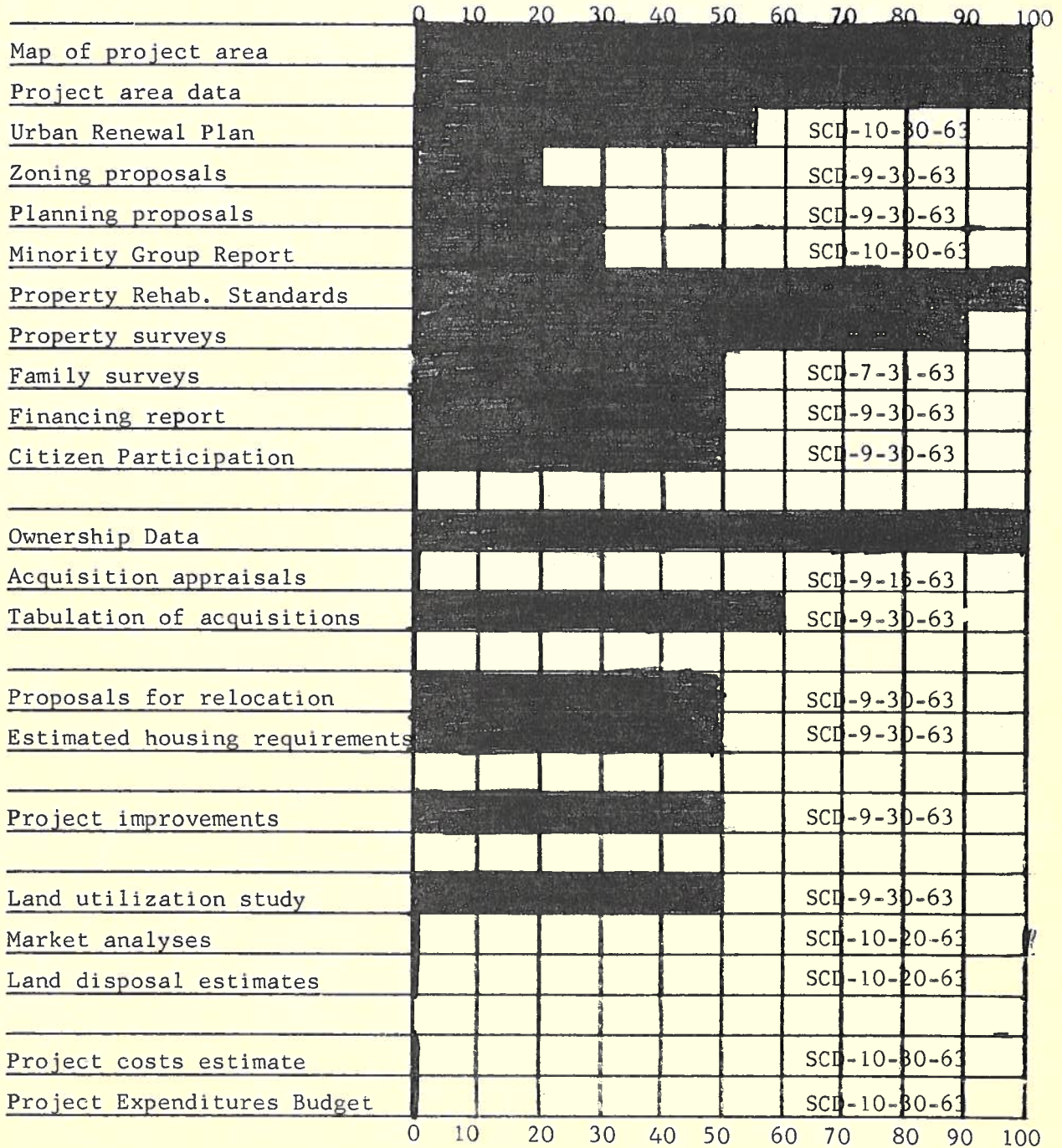
It is then our expectation that this entire area will become very desirable and highly marketable. We should be ready well before the end of the calendar year to present plans and exhibits to the Mayor and City Council.

PROGRESS CHART

UNIVERSITY MEDICAL CENTER URBAN RENEWAL PROGRAM

Progress on planning items for Project Okla. R-20 as of June 30, 1963.

PER CENT COMPLETED AS OF 6-30-63



SCD=Scheduled Completion Date

III. Public Reception of Urban Renewal

Community Education.

The Oklahoma City Urban Renewal Authority is pleased to report to the Mayor and City Council that the urban renewal program has encountered no organized opposition in this community, either in the University Medical Center Area or in the City as a whole. In fact, there appears to be a prevailing desire to cooperate with the Authority, to ask questions, and to learn more about its proposals for the City.

In the University Medical Center Area for example, the need for greater public information and for some kind of educational program has grown simultaneously with the engineering and land use studies underway. The Authority is aware of the necessity to answer the social and educational needs of a neighborhood in step with its economic redevelopment; to achieve such a balanced and enduring renovation of the community, a comprehensive adult education program for the Medical Center Area is now in the formative stage.

Such a constructive program was first suggested by Robert Burke Jones, Director of the Oklahoma City Urban Science Program of the University of Oklahoma and informal liaison officer for the Urban Renewal Authority this past year. Mr. Jones has proposed a demonstration program which would unite the educational forces of the City to provide instruction in job retraining, home economics, home maintenance and hygiene. Other more general courses designed to raise the general level of literacy for the district would be offered as well.

The program ideally would be administered by adult education specialists from the University of Oklahoma and would emanate from a Center in the neighborhood. Funds for the initial setting up of such a program might well be secured under special federal research grants for this purpose.

Citizens Advisory Committee.

Recognizing that citizen participation was a most necessary concomitant to effective urban renewal work and good public relations in any area of the City, the Oklahoma City Urban Renewal Authority on June 3, 1963 established the University Medical Center Urban Renewal Program Advisory Committee, composed of the following community leaders:

| | |
|-------------------------|----------------------------|
| Floyd Alexander | Claude E. Love |
| W. W. Bowles | A. D. Mathues |
| Mrs. Blanch Clardy | Mrs. Onnie McGee |
| Reverend David K. Cole | Mrs. B. L. McKay |
| R. W. Condren | W. E. McMurray |
| Dr. Frank B. Cox | Dr. E. C. Moon, Jr. |
| Miss Rubye E. Dabney | Father James O'Reilly |
| Reverend Joe Edwards | Reverend E. Jennings Perry |
| Ruby Flemmings | Mrs. Nilar Jewel Phillips |
| James Charles Gatewood | W. C. Price |
| Ira D. Hall | Bishop F. C. Scott |
| Mrs. Hazel Horn | Reverend Davis S. Shields |
| Reverend T. F. Hubbard | Wyatt F. Slaughter |
| Miss Melva Humphrey | Jimmy E. Stewart |
| Reverend Goree L. James | Earl Temple |
| Mrs. Mattie Jeltz | Herbert Tyson |
| Eugene D. Jones | Mrs. G. A. Williams |
| Mrs. J. M. Littlepage | Mrs. J. Marie Williams |

The Reverend David K. Cole was elected Chairman of this 36-member Advisory Committee at its first meeting on June 19, 1963. At this same meeting the Executive Director of the Authority described the program and the methods to be used by relocation interviewers and engineers

in the Medical Center Area. Thus, a simple, direct liaison was established. The members of the Advisory Committee are able to relay urban renewal information to their friends and neighbors in the home community, and in turn to express community sentiment on urban renewal to the Authority. Similar neighborhood advisory groups will be formed throughout Oklahoma City as urban renewal progresses.

Private Civic Groups.

Oklahoma City is fortunate to have a group of civic organizations whose best interest is the interest of Oklahoma City. The Oklahoma City Urban Renewal Authority has been assisted during this past fiscal year by such groups as the Urban Action Foundation, Downtown Action, Inc., the Low-Cost Housing Committee, the Oklahoma City Chamber of Commerce, the Home Builders Association, and the Board of Realtors. The Authority is particularly grateful to the Urban Action Foundation for its concrete financial assistance in retaining the Executive Director for four months preceding the arrival of the first federal funds in May, 1963. This same group also acts as a catalyst in other ways to accelerate the entire renewal process.

The Director's Committees.

In addition to the above civic and advisory groups, the Executive Director has asked for the establishment of five other standing committees to deal with special problems connected with urban renewal programs in Oklahoma City. Such committees are also needed to provide a nucleus of public information and participation. They are:

- a. Social Planning Committee. Set up to acquaint itself with the problems of social welfare institutions which will deal with families affected by urban renewal. An organizational meeting, composed of representatives of local social agencies, was held on June 10, 1963.
- b. Finance Committee. To analyze and endorse all necessary financing on proposed plans for redevelopment of cleared lands and rehabilitation of properties in urban renewal areas. To be composed of representatives from loan associations, banks, independent mortgage companies, and the F.H.A.
- c. Architectural and Fine Arts Committee. To give advice on proposed plans for redevelopment of areas, such as downtown Oklahoma City, where cultural and aesthetic taste should be an important element in urban renewal plans. To be composed of architects and persons active in cultural affairs of Oklahoma City.
- d. Minority Group Housing Problems Committee. To consider specific problems of relocation and housing of minority groups in urban renewal areas. This committee may not be needed by the Urban Renewal Authority if such problems may be referred to the Mayor's Community Relations Committee, whose purpose is similar.
- e. Public Information and Education Committee. To prepare pamphlets and brochures for organizations, schools and special groups in the City. To be coordinated through the office of the Executive Director.

Legislative Action Affecting Urban Renewal. A box-score on legislation introduced in the 29th Session of the Oklahoma State Legislature which would have affected urban renewal one way or another, would look something like this:

| <u>Number</u> | <u>Sponsor(s)</u> | <u>Purpose</u> | <u>Fate</u> |
|---------------|-----------------------|--|-----------------------------|
| HB 927 | Taliaferro & Hutchins | To repeal power of eminent domain as authorized by the Oklahoma Urban Redevelopment Law for Urban Renewal Authorities. | Passed House Died Senate |

| <u>Number</u> | <u>Sponsor(s)</u> | <u>Purpose</u> | <u>Fate</u> |
|---------------|---|---|---|
| HB 960 | Wixson, McCune, Taylor, Dowd, Musgrave, Gunnison, & Rhoades of the House; Bartlett of the Senate | To force referenda on urban renewal plans, amending the Urban Redevelo- ment Law in so doing | Died in Committee on Governmental Reform |
| HB 1057 | Taliaferro | To force referenda on urban renewal plans in Oklahoma cities of of less than 100,000 population; to amend Urban Redevelopment Law in so doing | Died House |
| SB 97 | Hamilton of Senate; Skaggs, McChristian & Page of House | To establish public housing authorities in Oklahoma | Passed Senate Died House |

Senate Bill 97, which sought to establish public housing authorities --- "to undertake slum clearance and provide a wholesome living environment in urban and rural areas for persons of low income" --- was as noted above, passed by the Senate and introduced to the House on March 25, 1963. In a stormy session May 21, Senate Bill 97 was shouted down and postponed for action.

Every effort will be made by this Authority to relocate all families displaced by urban renewal in standard housing. This community, however, has the responsibility to test every possibility for producing housing for low-income families: within the next two years we must be certain whether we can meet this requirement privately or publicly.

News Policy of the Authority.

Briefly it should be noted that newspaper and public communications

IV. Urban Renewal in the Community Improvement Program for Oklahoma City (Workable Program)

The term "Workable Program" has become a part of our language. Though it is of comparatively recent origin, it is in use today in hundreds of communities across the nation.

The concept of a Workable Program first made its appearance in the report of the President's Advisory Committee on Housing Policies and Programs in 1954. This Committee was created to review over-all housing policies and recommended the development of a new and revitalized approach to the problems of urban slums and blight. The findings of the Committee were reflected in the Housing Act of 1954.

The Report of the President's Committee was a significant document in the history of housing in the United States, emphasizing "the absolute necessity for lifting our cities from a piecemeal thrust at occasional slum pockets to a broad scale, integrated campaign that stretches across the whole spread of urban blight from earliest symptoms to the last stages of decay."

The need for a comprehensive approach to urban blight seemed to the Committee to be so important that it made the following specific recommendation:

That the extension of Federal financial assistance be conditioned upon the submission by the local community of a workable program to attack the problem of urban decay.

This recommendation was adopted by Congress and incorporated into law by the Housing Act of 1954.

Now in reference to Oklahoma City, the Workable Program may very well be regarded by the Mayor and the City Council as an opportunity for taking inventory of all the forces of City government which can be brought to bear on the critical problem of creeping blight throughout this community. A never-ending crusade must be launched to constantly improve and modernize our homes and the environment in which we live.

The time has arrived for Oklahoma City to undertake a total community improvement program--not piecemeal, not patch-work, but a program with definite objectives for improvement and renewal which will give Oklahoma City the future it deserves.

It should be emphasized that Robert Weaver, Administrator of the Federal Housing and Home Finance Agency, has certified Oklahoma City's Workable Program effective until January 1, 1964. A quarterly report of progress on the commitments made in the City's Workable Program should be presented to the Mayor regularly, owing to the short-term approval now held.

It is worthwhile to review here the Federally aided programs that are available only to communities which earn continued certification of their Workable Programs:

1. Urban Renewal Programs, for slum clearance and redevelopment, rehabilitation and conservation;
2. Section 220, Federal Housing Administration (FHA) insured mortgages for new housing construction and for renovation of existing housing in urban renewal areas.

3. Section 221 funds to provide housing for families displaced by governmental action.

4. Public housing for families unable to afford standard housing on the private market.

This provision for federal assistance is really a form of insurance-- insurance that federal funds will be used to help those communities willing to help themselves.

Oklahoma City has a potential stake of many millions of dollars in urban renewal programs over the next decade--it is worth our time and effort to make certain that our Workable Program is not only satisfactory for recertification each year, but unquestionably excellent and complete. To this end, the Authority will submit herein recommendations designed to assure positive progress on the Workable Program.

V. Recommendations

The Oklahoma City Urban Renewal Authority submits in this final section of its Second Annual Report those suggestions and recommendations which should come to the immediate attention of the Mayor and City Council of the City of Oklahoma City. In its First Annual Report of a year ago, the Authority presented several recommendations which have been reviewed and brought up to date by the Executive Director. Thus, the recommendations which follow are related to one another in a general pattern, and it is of paramount importance that these proposals be developed simultaneously by the City:

1. The fiscal year for 1963 has shown a continued growth of greater Oklahoma City by annexation, extending City Limits beyond Oklahoma County lines. What is clearly called for now is a planning agency able to deal with the increased complexities of a City which has become a metropolitan region.

The Urban Renewal Authority recommends that a Metropolitan Area Planning (MAP) Commission be organized under the appropriate state enabling legislation which was passed specifically for Oklahoma City in the last Session of the Legislature. This MAP Commission would develop the comprehensive plan for the future growth of greater Oklahoma City. It would also supervise many other vital studies concerned with the Community Improvement Program outlined above.

A Metropolitan Planning Commission would contract with other political sub-divisions to build a coordinated pattern of development for the entire city region; it would also be eligible to contract with the Housing and Home Finance Agency for federal planning funds under Section 701, Title VII of the Housing Act of 1954. Thus, the City would bear only one-third (1/3) of the cost of preparing a comprehensive plan and other economic studies.

2. The Authority is informed that a summary of the Community Renewal Program's work for the preceding year is under preparation. For this summary to be of value for urban renewal it should be sufficiently definitive to include the following:
 - a. The 15 books of the Project Okla R-5 (CRP) analysis must be condensed and summarized in a form which will be meaningful and appropriate for developing specific urban renewal projects.
 - b. For each proposed urban renewal area, the CRP should include:
 - * a map and general statistics about existing land use
 - * a map and general building conditions statistics
 - * a map and general recommendations for proposed treatment
 - * general estimates of relocation requirements
 - * general estimates of the cost of physical improvements
 - * general cost estimates under the urban renewal formula
3. The preparation of a 5-year Capital Improvement Program would be of inestimable value to the City Administration, the City Council, and the Urban Renewal Authority. It would plan and project the public improvement needs which in turn would enable the Public Works Director and Planning Director to coordinate their departments with sound fiscal policy.
 1. The location of improvements and the amount of bond issues could be studied and presented to the electorate at the proper times. Such improvements planned with Urban Renewal would mean 2 additional federal dollars for every local bond dollar. The preparation of a Capital Improvement Program, correlated with the Metropolitan Planning Commission outlined above, can be financed under Section 701 funds.
4. The Urban Renewal Authority knows that a Housing Code for Oklahoma City has been passed; however, the problem of enforcement remains critical. The Authority recommends

the following measures regarding the Housing Code:

- a. Administration of the provisions of the Housing Code should be by a separate Housing Division of the City Government.
 - b. Assessment of an inspection fee should be considered as a source of supplementary funds to finance the administration of the Code.
 - c. A committee should be empowered to constantly review and improve the Housing Code. The Code at present lacks many provisions normally required by financial institutions to ensure adequate economic risk. The Code is not sufficiently definitive.
 - e. An Appeals Board must be appointed to handle certain variations and exceptions to the Housing Code, as required by law.
5. Senate Bill 97 authorizing public housing authorities was defeated in the last Session of the Legislature. The Urban Renewal Authority will review every possibility for developing private housing in lieu of public housing. If private housing can not meet the need, provisions for a public housing bill in the next Session must again be considered.
 6. Is Oklahoma City in sound economic balance? Would careful analysis of the economic bases of the City help the City Council in setting policy or priority of action on commercial or residential development? The Authority believes that such economic analysis is needed, and makes the following recommendation to that effect:

The City should establish either a permanent staff or an economic consultant to analyze the four bases of the City (residential development, commercial development, industrial expansion, and municipal improvements), and the results of such analysis should be applied to the Metropolitan Area Planning recommended above.

An example of the need for this kind of far-seeing economic analysis may be seen in the proliferation of spot-zoning and the resulting swarm of shopping centers throughout the City, each adding to the over-saturation of consumer markets.

What is critically needed is a sound plan for economic development and a more basic and penetrating understanding of the role of economics in the future growth of Oklahoma City.

Financial Statement

Presented below is the statement of receipts and disbursements from funds advanced by the City of Oklahoma City. These funds were deposited in the name of the Urban Renewal Authority as of December 11, 1962, and made possible its beginning. For clarity, the statement covers the entire fiscal year ending June 30, 1963:

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

CASH RECEIPTS AND DISBURSEMENTS
FROM FUNDS ADVANCED BY
THE CITY OF OKLAHOMA CITY, OKLAHOMA
JULY 1, 1962 TO JUNE 30, 1963

RECEIPTS

Advances by the City of Oklahoma City \$5,500.00

| <u>DISBURSEMENTS</u> | <u>NON-REIMBURSABLE</u> | <u>H.H.F.A. REIMBURSABLE</u> | <u>TOTAL</u> | |
|-----------------------------------|-------------------------|------------------------------|-----------------|-------------------|
| Stenographic services | 122.56 | | 122.56 | |
| Fidelity Bonds | 15.57 | 171.27 | 186.84 | |
| Bank Charges | | 6.45 | 6.45 | |
| Printing & Supplies | 438.69 | 58.25 | 496.94 | |
| Equipment Rentals | 571.61 | | 571.61 | |
| Legal Expense | 1,081.55 | | 1,081.55 | |
| Salaries | 824.56 | 278.56 | 1,103.12 | |
| Payroll Taxes | 9.28 | | 9.28 | |
| Travel | 227.39 | 277.00 | 504.39 | |
| Telephone | 343.20 | | 343.20 | |
| | <u>3,634.41</u> | <u>791.53</u> | <u>4,425.94</u> | <u>\$4,425.94</u> |
| BALANCE PER BOOKS - JUNE 30, 1963 | | | | <u>\$1,074.06</u> |

BANK RECONCILIATION
FIDELITY NATIONAL BANK AND TRUST COMPANY
OKLAHOMA CITY, OKLAHOMA

| | |
|--|-------------|
| Balance Per Bank Statement - June 30, 1963 | \$1,076.04 |
| Deduct: Outstanding Check #146 | <u>1.98</u> |
| BALANCE PER BOOKS - JUNE 30, 1963 | \$1,074.06 |

OKLAHOMA CITY URBAN RENEWAL AUTHORITY

BALANCE SHEET

ASSETS

Current Assets:

Cash:

In Bank

\$1,074.06

Accounts Receivable:

From HHFA

791.59

TOTAL ASSETS

\$1,865.59

LIABILITIES

Uncommitted Funds Balance

\$1,865.59

Frank L. Shank, C.P.A.

Following is the balance sheet for funds advanced by the Housing and Home Finance Agency for Survey and Planning on Project No. Okla R-20, the University Medical Center Urban Renewal Program. Federal approval of funds for the University Medical Center Urban Renewal Program was official as of May 16, 1963:

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
Project No. Okla R - 20 Latest Contract No. Okla. R - 20
Balance Sheet as of June 30, 1963

ASSETS

Current Assets:

| | |
|-----------------------------|--------------|
| Cash: | |
| In Bank | \$111,137.05 |
| | |
| Project Costs: | |
| Total Project Costs to date | 5,281.78 |
| TOTAL ASSETS | \$116,958.83 |

LIABILITIES

| | |
|-----------------------------|--------------|
| <u>Current Liabilities:</u> | |
| Accrued Payroll Taxes | \$811.25 |
| | |
| Accrued Interest Payable: | |
| To HHFA - Advances | \$147.58 |
| | |
| Advances Payable: | |
| To HHFA - Advances | \$116,000.00 |
| TOTAL LIABILITIES | \$116,958.83 |

| | |
|-------------------------------|------------|
| Reconciliation with H-6160 | |
| Project Costs | \$5,821.78 |
| Less Accrued Interest Expense | 147.58 |
| Less Project Inspection Fee | 1,344.00 |
| Line 7, Column B. | \$4,330.20 |

FINANCIAL STATEMENT

I. Checks drawn on funds from the City of Oklahoma City:

| <u>NO.</u> | <u>Date</u> | <u>Amount</u> | <u>Payee</u> | <u>Purpose</u> |
|------------|-------------|---------------|---|-----------------------|
| 1 | 1-1-63 | 76.33 | Kelly Girl Service | Stenographic Service |
| 2 | 1-31-63 | 46.23 | Kelly Girl Service | Stenographic Service |
| 3 | 2-27-63 | 15.00 | US Govt. Prtg. Ofc. | HHFA-URA Manual |
| 4 | 2-28-63 | 48.06 | Archer Photocopy | Reproduction |
| 5 | 2-28-63 | 125.00 | Bartlett Safe & Desk | Furniture Rental |
| 6 | 2-28-63 | 153.69 | Bartlett Safe & Desk | Office Supplies |
| 7 | 2-28-63 | 181.55 | Tomerlin & High | Exp. Organizing OCURA |
| 8 | 2-28-63 | 500.00 | Monnet, Hayes, Bullis Grubb & Thompson | Legal Services |
| 9 | 2-28-63 | 15.00 | UR Div-Sears-Roebuck | 100 ABC's of UR |
| 10 | 2-28-63 | 85.86 | Secretary | Salary 2-22 to 3-1 |

(No checks written for No. 11 through 100 inclusive)

| | | | | |
|-----|---------|--------|-----------------------|--------------------------|
| 101 | 3-8-63 | 15.61 | Archer Photocopy | Zerox Reproduction |
| 102 | 3-8-63 | 20.81 | Beamus Ofc. Supply | Stationery |
| 103 | 3-8-63 | 60.75 | Panama Carbon Co. | Carbon Paper |
| 104 | 3-8-63 | 71.91 | Secretary | Salary 3-2 to 3-8 |
| 105 | 3-14-63 | 15.24 | Hertz Corporation | Car Rental for Director |
| 106 | 3-14-63 | 5.00 | US Govt Prtg Ofc. | Bal. due on UR Manual |
| 107 | 3-14-63 | 17.92 | Bartlett Safe & Desk | Office Supplies |
| 108 | 3-15-63 | 71.91 | Secretary | Salary 3-9 to 3-15 |
| 109 | 3-18-63 | 16.63 | Avis Rent-a-Car | Car Rental for Director |
| 110 | 3-18-63 | 11.73 | Semco Color Press | Printing |
| 111 | 3-18-63 | 31.74 | Allen's Litho | Photocopying |
| 112 | 3-18-63 | 25.91 | Walker Stamp & Seal | Rubber Stamps |
| 113 | 3-18-63 | 24.07 | Bartlett Safe & Desk | Office Supplies |
| 114 | VOID | | | |
| 115 | 4-1-63 | 9.00 | US Postmaster | Postage Stamps |
| 116 | VOID | | | |
| 117 | VOID | | | |
| 118 | 4-1-63 | 6.07 | Secretary | Secretary's Handbook |
| 119 | 4-1-63 | 222.09 | SW Bell Telephone Co. | SVC 2-15-3-18 |
| 120 | 4-1-63 | 55.75 | Executive Director | Travel Exp. to Ft. Worth |
| 121 | 4-1-63 | 12.04 | Avis Rent-a-car | Car Rental for Director |
| 122 | 4-1-63 | 145.09 | Secretary | Salary 3-15 to 4-1 |
| 123 | 4-15-63 | 9.35 | Allen's Litho | Photocopying |
| 124 | 4-15-63 | 70.00 | Amer. Typewriters | Rental of Calculator |
| 125 | 4-15-63 | 35.71 | Bartlett Safe & Desk | Office Supplies |

| | | | | |
|-----|---------|--------|---|---|
| 126 | 4-15-63 | 64.94 | Riley Reproduction | Zerox Reproduction |
| 127 | 4-15-63 | 139.28 | Secretary | Salary 4-1 to 4-15 |
| 128 | 4-15-63 | 25.55 | Archer Photocopy | Zerox Reproduction |
| 129 | 4-22-63 | 39.25 | Dir. Internal Revenue | WH Tax 1st Quarter 1963 |
| 130 | 4-22-63 | 155.00 | Bartlett Safe & Desk | Rental Office Furniture |
| 131 | 4-30-63 | 139.28 | Secretary | Salary 4-15-4-30 |
| 132 | 4-30-63 | 10.00 | Postmaster | Postage Stamps |
| 133 | 5-15-63 | 33.30 | Riley Reproduction | Reproduction |
| 134 | 5-15-63 | 186.84 | Booth Ins. Agency | Fidelity Bond |
| 135 | 5-15-63 | 21.09 | Bartlett Safe & Desk | Office Supplies |
| 136 | 5-15-63 | 98.63 | Executive Director | Trav. Exp. to Kansas City for NAHRO rehab conference |
| 137 | 5-15-63 | 139.28 | Secretary | Salary 5-1 to 5-15 |
| 138 | 5-16-63 | 121.11 | SW Bell Telephone Co. | Service 3-18 to 4-19 |
| 139 | 5-20-63 | 29.10 | Natl. Car Rental | Car Rental for Director |
| 140 | 5-20-63 | 15.00 | US Postmaster | Postage Stamps |
| 141 | 5-29-63 | 139.28 | Secretary | Salary 5-15 to 6-1 |
| 142 | 5-29-63 | 8.00 | Walker Stamp & Seal | Notarial Seal |
| 143 | 5-28-63 | 4.00 | Okla County Court | Appl. for Notarial Bond & Filing Fee |
| 144 | 5-29-63 | 11.25 | US Govt Prtg Ofc. | 100 copies UR pamphlet |
| 145 | 5-27-63 | 400.00 | Monnet, Hayes, Bullis Grubb & Thompson | Legal Services |
| 146 | 5-27-63 | 1.98 | Okla Internal Rev. | WH Tax 1st Quarter 1963 |
| 147 | 6-3-63 | 20.00 | US Postmaster | Postage Stamps |
| 148 | 6-17-63 | 139.28 | Secretary | Salary 6-1 to 6-15 |
| 149 | 6-17-63 | 93.00 | Commissioner | Travel Exp. NAHRO Conference |
| 150 | VOID | | | |
| 151 | 6-17-63 | 93.00 | Commissioner | Travel Exp. NAHRO Conference |
| 152 | 6-17-63 | 91.00 | Executive Director | Travel Exp. NAHRO Conference |
| 153 | 6-17-63 | 6.45 | Fidelity Bank | Chg. for Printed Checks |

II. Checks drawn on funds advanced by HHFA, Oklahoma City Urban Renewal
Authority Survey and Planning Account Okla R - 20:

| | | | | |
|------|---------|--------|------------------------|--|
| 1001 | VOID | | | |
| 1002 | 6-27-63 | 73.98 | Student Ofc. Aid | Wages 6-4 to 6-15 |
| 1003 | 6-27-63 | 92.88 | Student Ofc. Aid | Wages 6-3 to 6-15 |
| 1004 | 6-27-63 | 269.60 | Evelyn Seagrave Travel | 4 Air Tickets to San Antonio for Director & 3 Commissioners |
| 1005 | VOID | | | |
| 1006 | 6-27-63 | 55.00 | Okla Typewriters | Rental of Copying Machine |
| 1007 | 6-27-63 | 92.58 | Employment Applicant | Travel Exp. of interview |
| 1008 | 6-27-63 | 255.00 | NAHRO | Membership dues OCURA to 4-1-64 |
| 1009 | 6-30-63 | 549.03 | Executive Director | Salary 5-16-6-1-63 |
| 1010 | VOID | | | |

| | | | | |
|------|---------|----------|----------------------|---------------------|
| 1011 | 6-30-63 | 1,111.25 | Executive Director | Salary 6-15 to 6-30 |
| 1012 | 6-30-63 | 139.28 | Secretary | Salary 6-15 to 6-30 |
| 1013 | 6-30-63 | 90.26 | Student Ofc. Aid | Wages 6-15 to 6-30 |
| 1014 | 6-30-63 | 94.16 | Field Representative | Wages 6-15 to 6-30 |
| 1015 | 6-30-63 | 150.65 | Field Representative | Wages 6-8 to 6-30 |
| 1016 | 6-30-63 | 141.82 | Field Representative | Wages 6-10 to 6-30 |
| 1017 | 6-30-63 | 100.88 | Field Representative | Wages 6-10 to 6-30 |
| 1018 | 6-30-63 | 80.86 | Field Representative | Wages 6-10 to 6-30 |
| 1019 | 6-30-63 | 105.42 | Field Representative | Wages 6-10 to 6-30 |
| 1020 | 6-30-63 | 116.30 | Field Representative | Salary 6-10 to 6-30 |